

City of SeaTac

SHORELINE EXEMPTION

PURPOSE

A Shoreline Exemption is the exemption of a development from the state Shoreline Management Act. Construction of single-family homes, in most cases, are exempt from shoreline regulations. Shoreline Exemptions are allowed for development that conforms to the exemption requirements under the Washington Administrative Code (WAC) 173-040, and are located within 200 feet of ordinary high water mark (OHWM) of a shoreline covered under the Shoreline Management Act.

CONDITIONS FOR APPROVAL:

Following is a general description of the uses exempt from the Shoreline Management Act:

1. Any development of which the total cost or fair market value, whichever is higher, does not exceed \$10,000 if the development does not materially interfere with the normal public use of the water or shorelines of the state.
2. Normal maintenance repair of existing structure or developments, including damage by accident, fire, or elements.
3. Construction of the normal protective bulkhead common to single-family residences.
4. Emergency construction necessary to protect property from damage by the elements.
5. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on wetlands.
6. Construction or modification of navigational aids such as channel markers and anchor buoys.
7. Construction on shorelands by an owner, lessee, on contract purchaser of a single-family residence for his own use or for the use of his family, which residence does not exceed a height of thirty-five (35) feet above average grade level.
8. Construction of a dock, designed for pleasure craft only, for the private noncommercial use of the owners, lessee, or contract purchaser of a single-family residence, for which the cost or fair market value, whichever is higher, does not exceed \$10,000.
9. Operations, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system.

10. The marking of property lines or corners on state owned lands.
11. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on the effective date of the 1975 amendatory act.

SUBMITTAL

1. Filing Fee \$150.00
2. Please submit all of the items listed on the attached checklist.

Failure to submit all requested items (in a legible form) will delay processing of your application.

PROCEDURE

1. It will take approximately one (1) month from the date of filing your application for a shoreline exemption before a decision is made regarding your exemption.
2. The Shoreline Administrator will determine if an exemption is warranted based on the standards/criteria located in WAC 173-040.
3. If a proposed project conforms with criteria of WAC 173-040, a shoreline exemption will be issued.

SHORELINE EXEMPTION APPLICATION

File No. _____ Tax ID. #: _____

1. Business Name: _____

2. Applicant/Property Owner(s) Information:

Name: _____

Address: _____

Phone: _____ Fax _____

Email _____ Alt. Phone _____

Status: (owner, lessee, agent, etc.) _____

If more than one owner, attach additional sheet with names, addresses, contact information and signatures.

3. Designated Contact Person (who will receive and disseminate all correspondence from the City):

Name: _____

Address: _____

Phone: _____ Fax _____

Email _____ Alt. Phone _____

4. Property:

Address: _____

Zone: _____

Size: (sq ft) _____ Acres: _____

Legal Description: _____

5. Use:

Existing use of property: _____

Proposed use of property (in detail): _____

Construction starting & completion dates: _____

Value of proposed improvements: _____

Name of water area and/or wetlands within which development is proposed: _____

Nature of existing shoreline by description of type (such as marine, stream, lake, lagoon, marsh, bog, swamp, flood plain, floodway, delta); type of beach (such as sand, gravel, mud, clay, rock, riprap); and extent and type of bulkhead (if any):

I, _____, am the above named property owner or authorized representative for the property owner for a permit to construct a substantial development pursuant to the Shoreline Management Act of 1971 (RCW Ch. 90.58), and hereby state that the foregoing statement, answers, and information are, in all respects, true and correct to the best of my knowledge and belief.

Applicant's Signature

Please Print Name

Date _____

STATE OF WASHINGTON) ss
COUNTY OF KING)

Subscribed and Sworn to me this ____ day of _____, ____.

(Notary Seal)

Notary Public in and for the State of Washington,
residing at _____
Commission Expires _____

SHORELINE EXEMPTION APPLICATION **CHECKLIST**

The following materials are the **minimum** materials that must be submitted with your application. Additional information may be required after review of your proposal. This checklist is provided for your benefit and to aid the City in determining if your application is complete. You will be notified after your application is reviewed. Please do not turn in your application until all items, which apply to your proposal, have been checked off. **Incomplete applications will not be accepted or acted upon.** If you have any questions, contact the Department of Planning and Community Development.

Return this checklist with your application

For Office Use Only

Date Submitted: _____

Reviewed By: _____

	<u>Applicant</u>	<u>Staff</u>
1. Application form is filled out, original and 4 copies submitted.	_____	_____
2. A legal description of the subject property is provided.	_____	_____
3. An <i>Environmental Checklist</i> filled in with all questions answered, signed, and an original with four (4) copies submitted.	_____	_____
4. A check to the City of SeaTac for the filing fees of the Shoreline Exemption and the Environmental Checklist.	_____	_____
5. A dimension site plan (5 copies) drawn to scale showing the following:		
a. Dimension and shape of lot with adjacent street names;	_____	_____
b. The location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings;	_____	_____

	<u>Applicant</u>	<u>Staff</u>
c. Existing water courses, wetlands, utility lines, structures, rockeries, or other relevant manmade or natural features;	_____	_____
d. Existing and finished grades at 5 feet contours in both land and water areas;	_____	_____
e. Storm drainage, sidewalks, exterior lighting;	_____	_____
f. The location of the Ordinary High Water Mark (OHWM);	_____	_____
g. The shoreline designation according to the shoreline Master Program (Urban);	_____	_____
h. The development involves the removal of any soils by dredging or otherwise, identify the disposal site on a map. If the disposal site is beyond the confines of the vicinity, provide another vicinity map showing the precise location of the disposal site and its distance to the nearest city or town;	_____	_____
i. Building elevations of the proposal showing two (2) facades at 1"=50', 1"=100', or 1"=200' (Engineering Scale Only).	_____	_____
6. Vicinity Map.	_____	_____

Plan Submittal

1. Five copies of all plans and the Environmental Checklist. Additional copies may be required. prior to any public hearings.	_____	_____
2. All oversized plans folded to 8 1/2" x 14".	_____	_____
3. One paper reduction of each oversized plan to 8 1/2" x 11".	_____	_____
4. County Assessor's Map(s) showing a 500' radius around edges of subject property. (<i>Applies only if labels are <u>not</u> purchased from the City of SeaTac</i>).	_____	_____

Applicant

Staff

5. A minimum of one (1) set of stamped, legal size envelopes addressed to each property owner within 500' of the subject property (see attached directions) with the return address for the City of SeaTac Planning Department. A return address stamp is available for your use. **(NO METERED MAIL).**

6. A photocopy or printout of names and addresses.

INSTRUCTIONS FOR OBTAINING ADDRESS LABELS

OBTAINING LABELS FROM CITY OF SEATAC

To obtain address labels containing the names and addresses of property owners within 500 or 1000 feet of any boundary of the subject property, complete a City of SeaTac Address Labels Request Form (attached) and submit it to the Planning Department. Labels can be picked up at the Planning Department approximately two days after submission of the Request Form.

In accordance with City of SeaTac Resolution No. 00-007, dated April 25th, 2000, GIS Program Fees shall apply. Computer-generated sheets of address labels will be provided to the requestor at a cost of \$.60 per label, with a \$25.00 minimum order charge.

Reminder:

Envelopes and postage shall be provided by the applicant. A copy of the labels should be made before individually placing them on stamped legal sized envelopes (9 ½" x 4 ½") with the City's return address. **(NO METERED MAIL)**

****Please Note – If you choose to acquire your labels through a source other than City of SeaTac, a Tax Assessor's map(s) shall be submitted with the application.***

City of SeaTac Address Labels Request Form

Date of Request_____Date Needed_____

Applicant's Name_____

Street Address_____

City_____State_____Zip_____

Phone_____FAX_____

E-mail Address_____

Alternate Phone_____

Project Name_____

Project Address_____

FILE NUMBER_____

TAX LOT NUMBER_____

For internal use only:

Date completed:_____Completed by:_____
Cost: \$_____Date paid:_____

GIS PRODUCTS AND SERVICES – 001.341.80

NOTICE BOARD DIMENSIONAL REQUIREMENTS

The notice board shall be four feet (4') by five feet (5') and shall have a sky blue background with white lettering. Lettering size shall be the following (the illustration below is an example. The type of action, dates, and all pertinent information will be supplied by the City):

- a. Helvetica or similar standard type face;
- b. Three inch (3") capital letters for the title;
- c. Two inch (2") capital letters for all other letters.

5 FT

4 FT



NOTICE OF PROPOSED LAND USE ACTION

TYPE OF ACTION:

SHORELINE
EXEMPTION

FILE NUMBER:

SHR01-00001

COMMENT DEADLINE:

MAY 1, 2001

HEARING DATE:

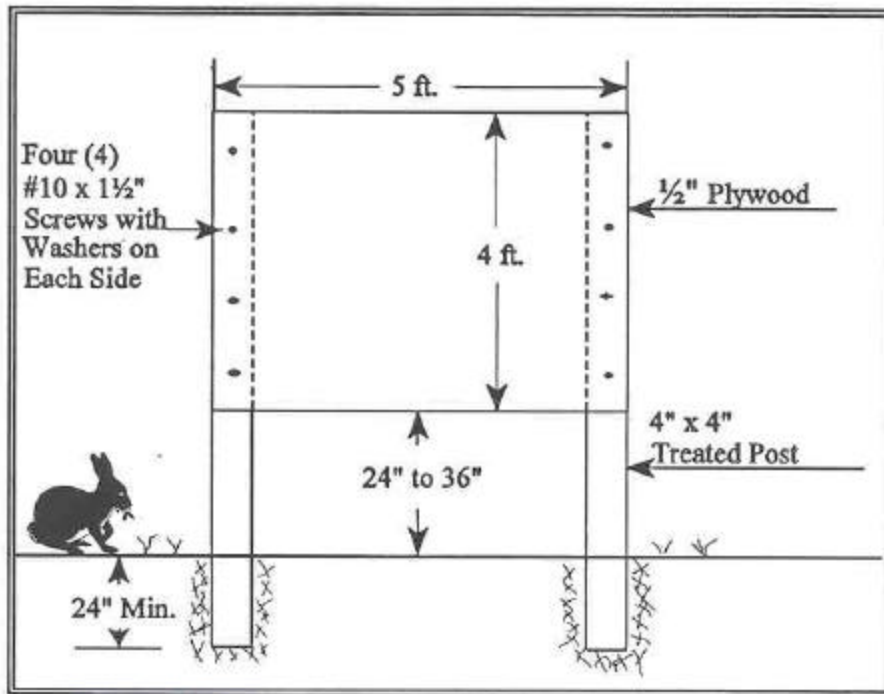
FOR MORE
INFORMATION
CITY OF SEATAC
4800 South 188th Street
(206) 973-4830

PUBLIC
NOTICE
8 ½" x 11"
(Laminated
by
Applicant)

COPIES
OF
PUBLIC
NOTICE
IN REAL
ESTATE
BOX

VICINITY
MAP
(Laminated
by
Applicant)

NOTICE BOARD INSTALLATION REQUIREMENTS



CITY OF SEATAC

AFFIDAVIT OF INSTALLATION/REMOVAL

File No: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I, _____, being first duly sworn upon oath, depose and say: That I am the property owner or authorized representative of the property owner/s, and I have installed the Notice Board required under SeaTac Municipal Code 16.07.010B.1. on or adjacent to the site on or prior to the publication date of the "Notice of Application" in the Seattle Times.

Furthermore, I acknowledge that the Notice Board must be removed within fourteen days of the expiration of the appeal period outlined in the "Notice of Decision" issued by the City. If the Notice Board is not removed according to the above requirement, I hereby give my permission for the City of SeaTac (or designee) to go onto the property, remove the sign, and dispose of it at their discretion.

Property Owner/Authorized Representative

SUBSCRIBED AND SWORN TO before me on _____ , _____.

NOTARY PUBLIC in and for
State of Washington
My Commission Expires:
